



**CUSHMAN &  
WAKEFIELD**  
Ottawa

255

**Office & Retail  
Space for  
Lease**

**255**  
**Albert Street**

Ottawa, ON

*Located in the heart of downtown Ottawa's business district*

WELCOME TO

# 255 Albert Street

## Highlights

- 16 storey office tower
- Easy access to public transit and major transportation arteries
- Professionally managed by GWL Realty Advisors
- Committed to environmental sustainability
- BOMA BEST Gold and LEED Gold Certified
- Security card access
- Walking distance to Bank St. & Sparks Street Mall shopping district.
- Short walk to LRT Stations
- Indoor parking (1:2,500 sf)
- Bicycle storage

## Available Spaces

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Suite 1201 - 7,872 sf

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Suite 1102 - 7,807 sf

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Suite 900 - 8,033 sf

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Suite 700 - 1,419 sf

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Suite 600 - 13,727 sf

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Suite 500 - 6,809 sf

Space is Contiguous with Suite 502/504 (5,060 sf) and Suite 501 (1,855 sf) to provide the Full Floor (13,724 sf)

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Suite 502/504 - 5,060 sf

Space can be demised to Suite 502 (3,945 sf) and Suite 504 (1,115 sf)

Virtual Tour →

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Suite 501 - 1,855 sf

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Suite 350 - 8,480 sf

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Suite 102 - 1,840 sf

Virtual Tour →

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~~Suite 100 - 1,028 sf (Retail Space)~~ Leased

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### NET RENT

Contact Listing Broker

### ADDITIONAL RENT

\$20.55 (est. 2025)

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## AVAILABLE NOW

# NEIGHBOURHOOD AMENITIES

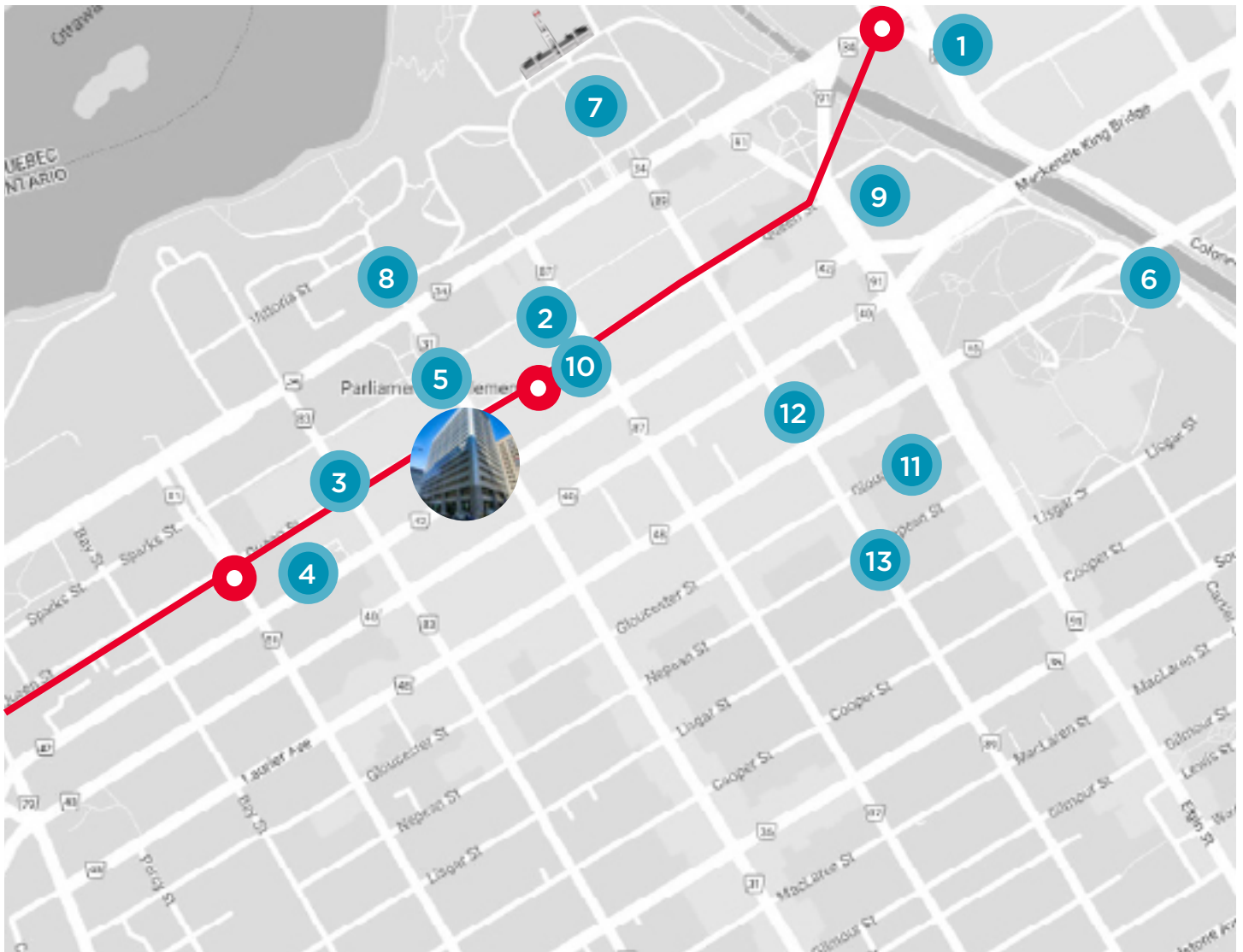
(Walking distance)

1. CF Rideau Centre
2. Bier Market
3. Ottawa Marriott
4. Delta Hotels
5. 3 Brewers Co.
6. The Rideau Canal
7. Parliament Hill
8. Bank of Canada
9. National Arts Centre
10. Queen St Fare

11. Browns Socialhouse
12. Starbucks
13. FarmBoy

 LRT Stations (left to right)

1. Lyon Station
2. Parliament Station
3. Rideau Station







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